

LEGEND

EX. PROPERTY LINE	FOUND	SET	BOUNDARY MONUMENT
PROPOSED SUBDIVISION LINE	CMF	CMF	CONCRETE MONUMENT
EX. ADJACENT PROPERTY LINES	RBF	RBS	REBAR
EX. 404 WETLANDS	ANF	MNS	MAGNETIC NAIL
STATE (TIDAL) WETLANDS	SFF	SP	SPINE
FEMA FLOODPLAIN BOUNDARY	IPF	IP	IRON PIPE
EX. MINOR CONTOUR		POST	POST
EX. MAJOR CONTOUR		UNMARKED CORNER	UNMARKED CORNER
EX. BUILDING RESTRICTION LINES		PR. CONTOUR	PR. CONTOUR
EX. ROAD CENTERLINE		PR. BUILDING RESTRICTION LINES	PR. BUILDING RESTRICTION LINES
EX. EASEMENT		PR. ROAD CENTERLINE	PR. ROAD CENTERLINE
EX. BUILDING		PR. EASEMENT	PR. EASEMENT
EX. SWALE		PR. BUILDING	PR. BUILDING
EX. SIDEWALK		PR. SWALE	PR. SWALE
EX. CURB		PR. SIDEWALK	PR. SIDEWALK
EX. STORM SEWER		PR. CURB	PR. CURB
EX. SANITARY SEWER		PR. STORM SEWER CL	PR. STORM SEWER CL
EX. WOODS LINE		PR. SANITARY SEWER	PR. SANITARY SEWER
EX. WATER LINE		PR. WOODS LINE	PR. WOODS LINE
EX. WELL		PR. WATER LINE	PR. WATER LINE
TRAFFIC SIGN		PR. WELL	PR. WELL
EX. ZONING BOUNDARY		PR. PARKING SPACE COUNTS	PR. PARKING SPACE COUNTS
EX. ELECTRIC LINES UTILITIES		PR. SPOT ELEVATION	PR. SPOT ELEVATION
EX. UTILITY POLES/LIGHT POLES		PR. INLET PROTECTION	PR. INLET PROTECTION
EX. FENCE		PR. CULVERT INLET PROTECTION	PR. CULVERT INLET PROTECTION
EX. SPOT ELEVATION		PR. FOREBAY	PR. FOREBAY
PR. DELDOT ENTRANCE PAVING		PR. FOREBAY	PR. FOREBAY
PR. ROTOMILL 1 1/4" & OVERLAY		PR. FOREBAY	PR. FOREBAY
SOIL BORING		PR. FOREBAY	PR. FOREBAY
TEST PIT		PR. FOREBAY	PR. FOREBAY
EX. STREAM		PR. FOREBAY	PR. FOREBAY
LIMIT OF DISTURBANCE		PR. FOREBAY	PR. FOREBAY
SILT FENCE		PR. FOREBAY	PR. FOREBAY

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REVISION DATE
RP-1	RECORD PLAN COVER SHEET	6/16/2022	6/21/2022
RP-2	SUBDIVISION & EASEMENT PLAN	6/16/2022	6/21/2022
RP-3	RECORD SITE PLAN	6/15/2022	6/21/2022

RECORDATION NOTE:

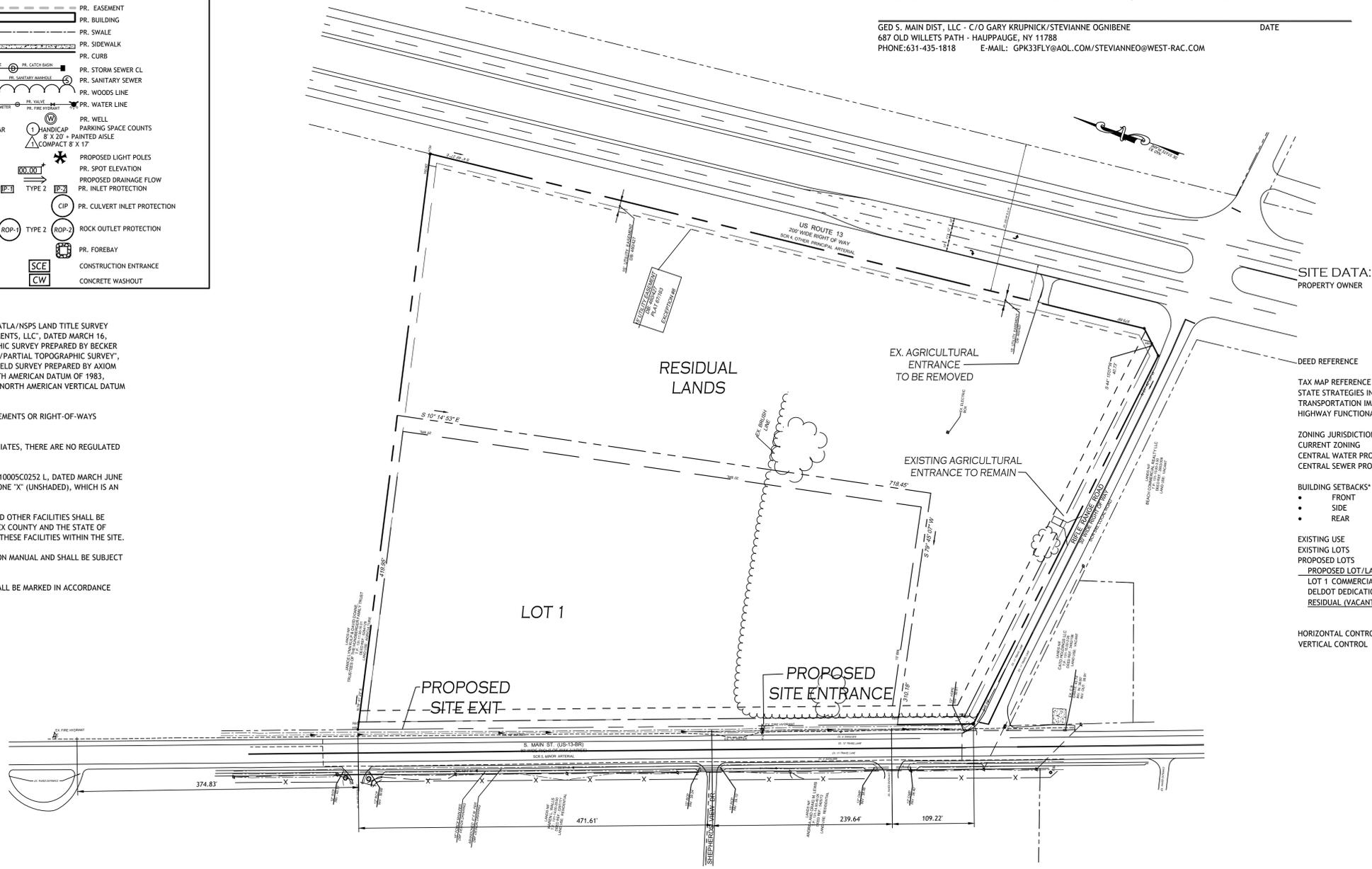
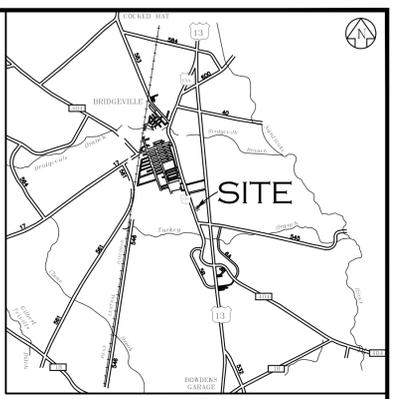
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PARCEL INTO LOT 1 AND THE RESIDUAL LANDS SHOWN, AND TO CONVEY RIGHT-OF-WAY DEDICATIONS AND PERMANENT EASEMENTS TO THE STATE OF DELAWARE AS SHOWN. IN ADDITION, THE PLAN MEMORIALIZES ENTRANCE LOCATIONS, LAND USE AND TRAFFIC GENERATION FOR SAME.

OWNER CERTIFICATION:
 I THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN. THE PROPERTY IS UNDER CONTRACT TO BE SOLD TO THE EQUITABLE OWNER IDENTIFIED ON THIS PLAN. I HAVE NO OBJECTION TO THE DEVELOPMENT APPLICATIONS FILED ON BEHALF OF THE EQUITABLE OWNER.

FED INVESTMENTS, LLC - C/O JOEL FARR
 13 BRIGHTON STREET - OCEAN VIEW, DELAWARE 19770
 PHONE: 443-250-0092 E-MAIL: JOELFARR82@GMAIL.COM

DEVELOPER'S CERTIFICATION:
 I THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE OF THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN, AND THAT THE PLAN SHOWN REPRESENTS MY ACT, AND THAT I DESIRE THE PROPERTY TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS.

GED S. MAIN DIST. LLC - C/O GARY KRUPNICK/STEVIANNE OGNIBENE
 687 OLD WILLETTS PATH - HAUPPAUGE, NY 11788
 PHONE: 631-435-1818 E-MAIL: GPK33FLY@AOL.COM/STEVIANNEO@WEST-RAC.COM



- NOTES:**
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM AN ATLA/NSPS LAND TITLE SURVEY PREPARED BY BECKER MORGAN GROUP ENTITLED "LANDS OF F.E.D. INVESTMENTS, LLC", DATED MARCH 16, 2022. TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY BECKER MORGAN GROUP ENTITLED "LANDS OF F.E.D. INVESTMENTS, LLC-BOUNDARY/PARTIAL TOPOGRAPHIC SURVEY", DATED 12/16/2021, CERTIFIED 4/18/2022, AND IS NOT THE RESULT OF A FIELD SURVEY PREPARED BY AXIOM ENGINEERING, L.L.C.. HORIZONTAL CONTROL IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, DELAWARE STATE PLANE GRID, VERTICAL CONTROL IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
 - BASED ON A FIELD INVESTIGATION COMPLETED BY GEO-TECHNOLOGY ASSOCIATES, THERE ARE NO REGULATED WETLANDS LOCATED ON SITE.
 - BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0251 L & 10005C0252 L, DATED MARCH JUNE 20, 2018; THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA.
 - FORESTED BUFFERS, PAVEMENT, STORMWATER MANAGEMENT FACILITIES AND OTHER FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE TOWN OF BRIDGEVILLE, SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.
 - ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
 - ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.

SITE DATA:

PROPERTY OWNER	FED INVESTMENTS, LLC 13 BRIGHTON STREET OCEAN VIEW, DE JOEL FARR (443) 250-0092 joelfarr82@gmail.com
DEED REFERENCE	DB 2484 - PG 147 PB 67 - PG 163 131-15.00-1.00
TAX MAP REFERENCE	STATE STRATEGIES INVESTMENT LEVEL TRANSPORTATION IMPROVEMENT DISTRICT HIGHWAY FUNCTIONAL CLASS/POSTED SPEED 1 US 13 - OTHER PRINCIPAL ARTERIAL - 55 MPH US 13A (MAIN STREET) - MINOR ARTERIAL - 35 MPH
ZONING JURISDICTION	TOWN OF BRIDGEVILLE
CURRENT ZONING	C-1 (COMMERCIAL)
CENTRAL WATER PROVIDER	TOWN OF BRIDGEVILLE
CENTRAL SEWER PROVIDER	SUSSEX COUNTY ENGINEERING DEPARTMENT
BUILDING SETBACKS*	FRONT 10' SIDE 10' REAR 20'
EXISTING USE	AGRICULTURAL
EXISTING LOTS	1
PROPOSED LOTS	2
PROPOSED LOT/LAND USE	AREA
LOT 1 COMMERCIAL STORAGE (PODS)	5.828± AC.
DELDOT DEDICATION (RIGHT-OF-WAY)	0.376± AC.
RESIDUAL (VACANT)	7.520± AC.
TOTAL SITE AREA 13.724± AC.	
HORIZONTAL CONTROL	NAD '83 DE STATE PLANE
VERTICAL CONTROL	NAVD 1988

REV	DESCRIPTION OF REVISION	REVISED BY	CHECKED BY	DATE

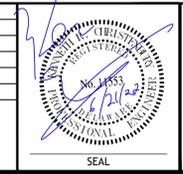
WETLANDS CERTIFICATION:
 THIS PROPERTY HAS BEEN EXAMINED BY GEOTECHNOLOGY ASSOCIATES (GTA) FOR THE PRESENCE OF WATERS OF THE UNITED STATES INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE SUBAQUEOUS LANDS AND STATE TIDAL WETLANDS BASED ON THE CRITERIA SET FORTH BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. IN ACCORDANCE WITH OUR FIELD INVESTIGATIONS AND DETAILED IN REPORTS PREPARED BY GTA USING BEST PROFESSIONAL JUDGMENT, THERE ARE NO REGULATED WETLANDS OR WATERS OF THE U.S. LOCATED ON THE SUBJECT PROPERTY SHOWN ON THIS PLAN.

GEOTECHNOLOGY ASSOCIATES DATE
 PRINTED NAME TITLE

ENGINEER'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

KENNETH R. CHRISTENBURY - DELAWARE P.E. #11553 (EXPIRES JUNE 30, 2024) DATE
 AXIOM ENGINEERING, LLC - 18 CHESTNUT STREET - GEORGETOWN, DE 19947 -
 (302) 855-0810 - KEN@AXENG.COM

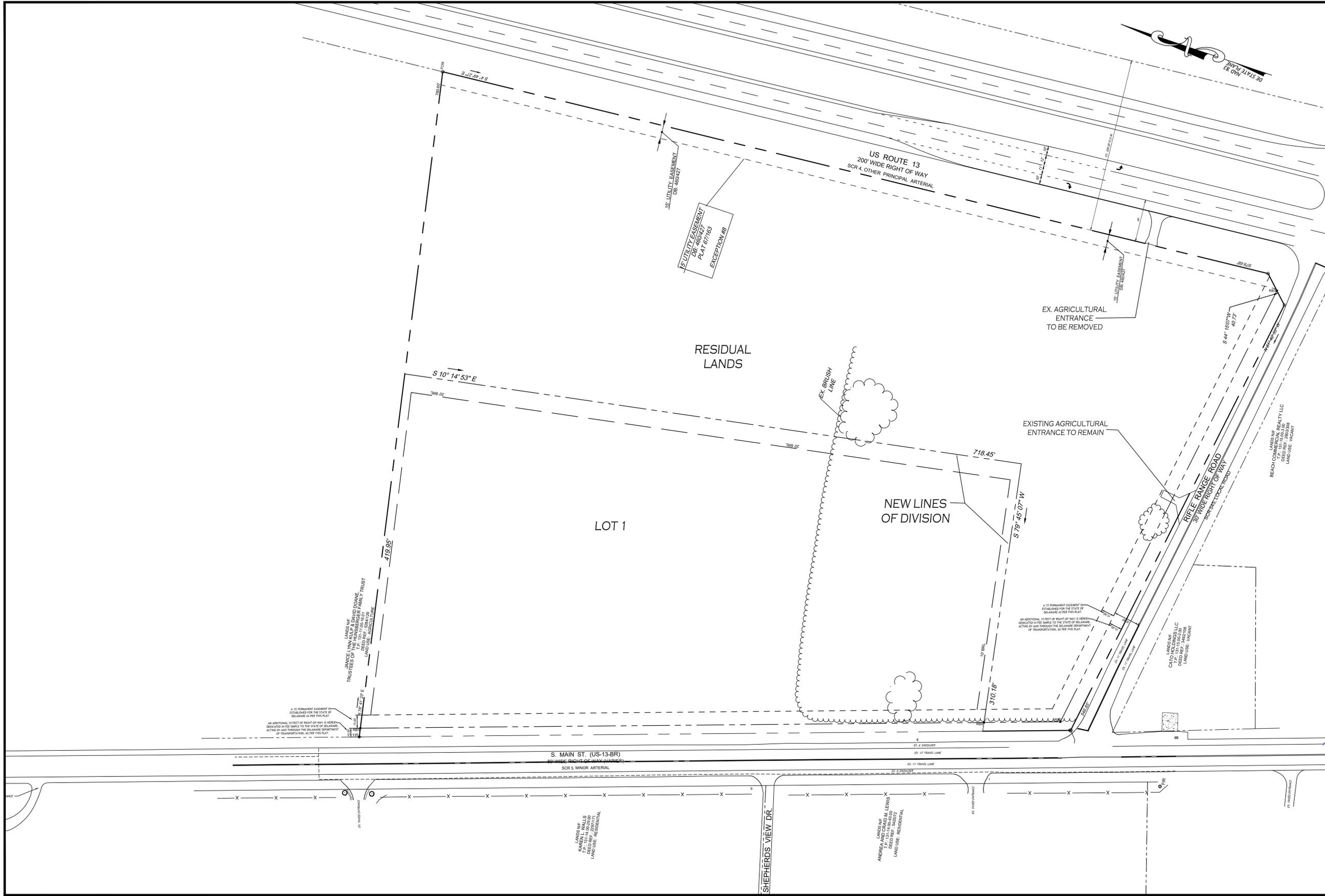
ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	MAV
CHECKED BY:	KRC
DATE:	6/16/2022
TAX MAP:	P/O 131-15.00-1.00



AXIOM ENGINEERING L.L.C.
 18 CHESTNUT STREET
 GEORGETOWN, DE 19947
 (302) 855-0810
 FAX: 855-0812
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 WEB: WWW.AXENG.COM

RECORD PLAN COVER SHEET
 RECORD PLAN FOR THE LANDS OF
 GED S. MAIN DIST. LLC - PODS OF BRIDGEVILLE
 SCR 005 - SOUTH MAIN ST. - US-13-BR
 TOWN OF BRIDGEVILLE, SUSSEX COUNTY, DELAWARE

PROJECT NO:	0579-2201
DRAWING:	RP-1
SHEET:	1 OF 3

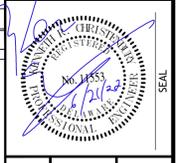


REV	DESCRIPTION OF REVISION	DATE	BY	CHK
1	RESPONSE TO BIDDOT COMMENTS	6/17/2022	MAY	MS
2		6/17/2022	MAY	MS

SUBDIVISION & EASEMENT PLAN
 RECORD PLAN FOR THE LANDS OF
GEDS, MAIN DIST. LLC - PODS OF BRIDGEVILLE
 SCR 005 - SOUTH MAIN ST. - US-13-BR
 TOWN OF BRIDGEVILLE, SUSSEX COUNTY, DELAWARE

AXIOM ENGINEERING L.L.C.
 18 CHESTNUT STREET
 (302) 855-0810, DE 19947
 FAX: 855-081-2
 WWW.AXIOMENGINEERING.COM
 WWW.AXIOMENGINEERING.COM

ENGINEER:	MS
DESIGNER:	MS
DRAFTER:	MAY
CHECKED BY:	MS
DATE:	6/16/2022
TAX MAP:	P/O 131-15-001-1-00



PROJECT NO: **0579-2201**
 DRAWING: **RP-2**
 SHEET: **2 OF 3**

